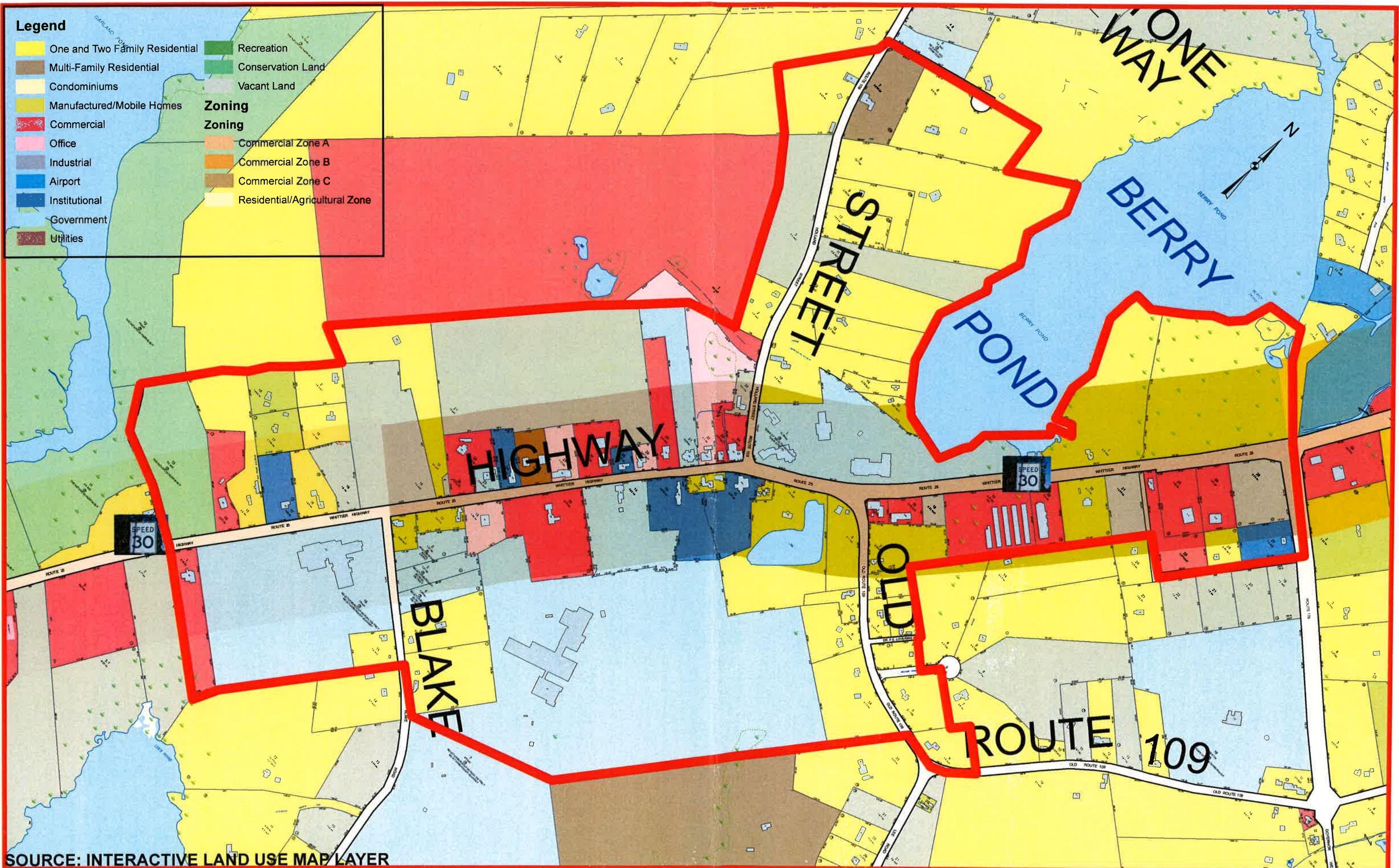


Appendix B – Existing Land Use Map

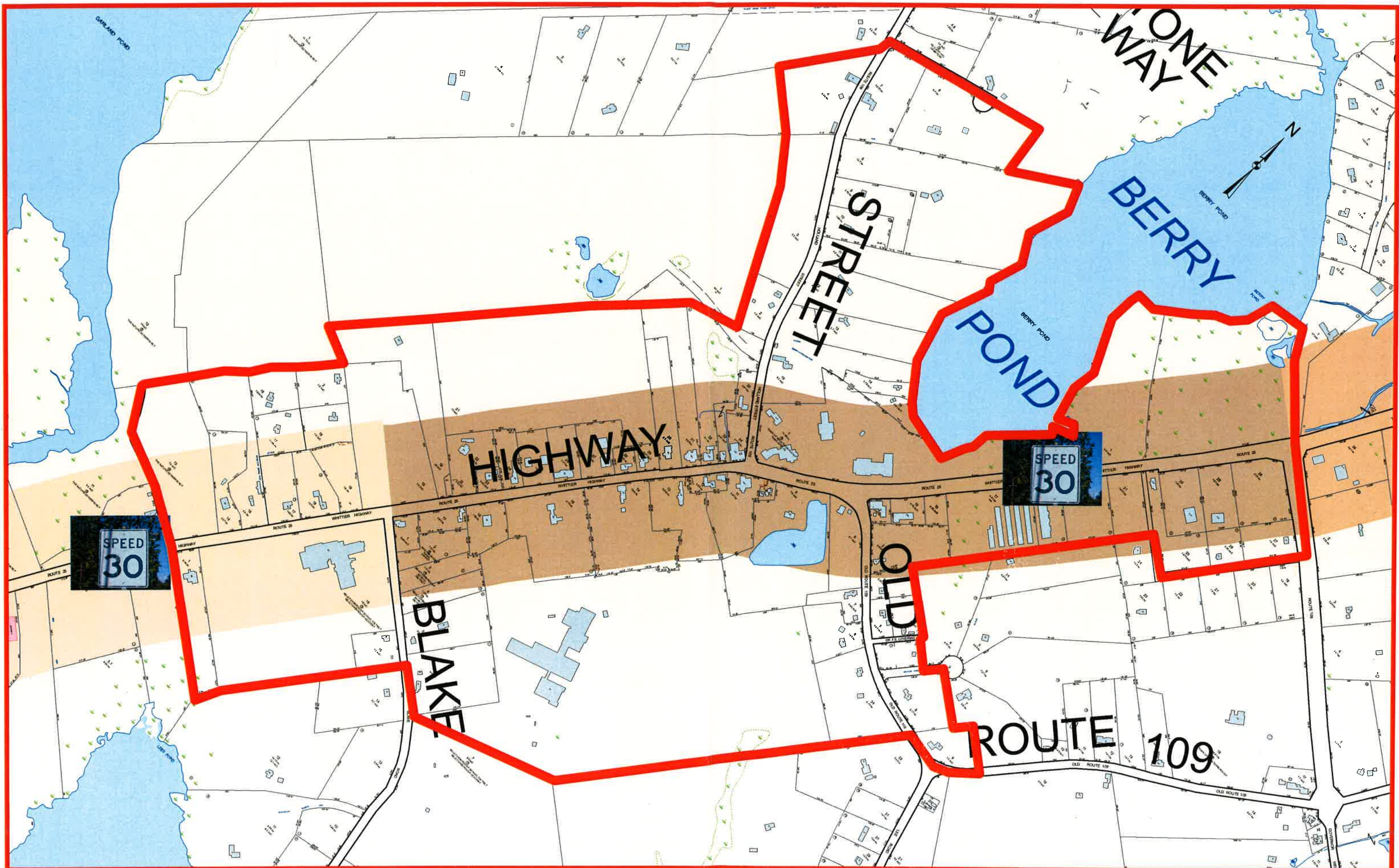


SOURCE: INTERACTIVE LAND USE MAP LAYER

TOWN GIS

APPENDIX B - VILLAGE EXISTING LAND USE MAP

Appendix C – Village Boundary Study Area Map



APPROVED BY CONSENSUS 4/21/14

APPENDIX C - VILLAGE BOUNDARIES MAP



Appendix D – Village Vision Concept Plan

General Notes regarding Village Zoning:

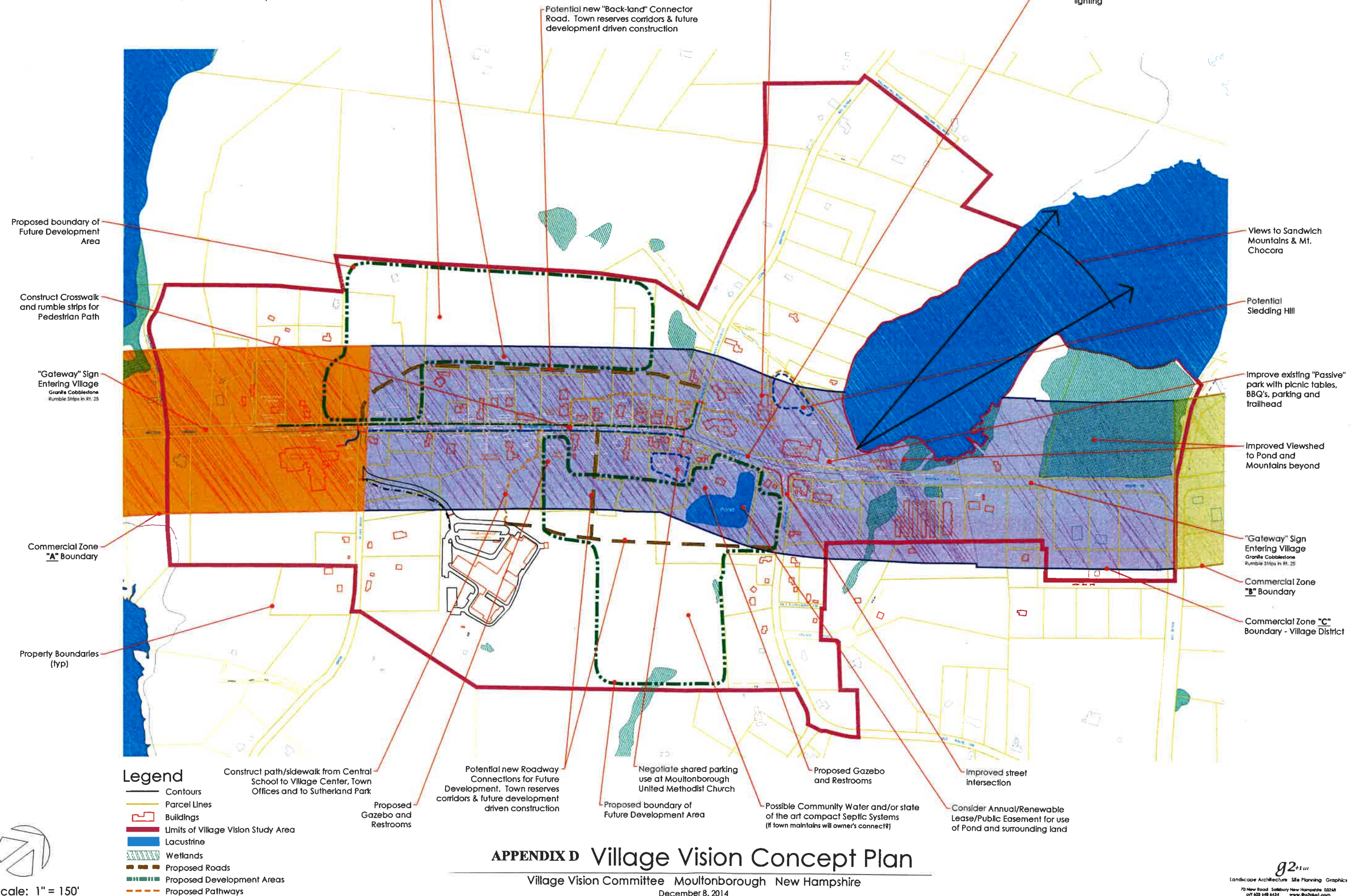
- Formulate Village Plan Alternative Subdivision Overlay District
- Create a Neighborhood Heritage Overlay District
- Change portions of the existing 500' deep Commercial C Zone to a Mixed Use Overlay District
- Create an Infill Development Ordinance

General Notes regarding Village Promotion:

- Formulate Design Guidelines for Village Development
- Create a Promotional Flyer*

General Notes regarding Phased Village Improvements:

- Underground placement of cross highway overhead utilities
- Narrowing of NH Route 25 travel lanes to 11' width
- Installation of street trees and "Village" theme street lighting



Appendix E – Village Vision Element Matrix

VISION ELEMENT (many elements interrelated)	PRIORITY	TIMEFRAME	RESPONSIBLE PARTY	ESTIMATED COST	COMMENTS
HIGHWAY					
Narrowing of NH Rte 25 Travel Lanes to 11 ft.	Medium	3-5 years	Town Pays-DOT Implements	\$11,000	Committee: Other Traffic Calming techniques have priority. DOT has already agreed in principle to this, BoS already agreed to fund after report submittal
Installation of Street Trees	High	1-5 years	Infill & New Development	\$17,500.00	Village Advocacy Group could ask for volunteer effort
Village Motif Street Lighting	Medium	1-10 years	Infill & New Development	\$50,000.00	Could also be Town Initiative to some degree. Requires coordination w/DOT/NH Elec Coop. pedestrian scale-dark sky compliant
Sidewalk construction	High	3-5 years	Town and New Development	\$360,000.00	Sidewalk would connect portions where path off the right of way exists. Eligible for TAP grant funds.
Split lane Village Gateway Treatments	High	1-3 years	Town	\$11,000.00	one at each end of village area. Requires coordination with NH DOT.
Crosswalk construction w/safety treatment	High	3-5 years	Town	\$10,000.00	Requires coordination with NH DOT. Eligible for TAP grant funds
Contract Tee Intersection at Rte.25 & Old Rte 109	High	1-3 years	Town	\$125,000.00	Requires coordination with NH DOT. Eligible for TAP grant funds
Electronic Radar Speed "Signs" (2)	High	Immediate	Town	\$6,000.00	recommend permanent installation at each end of village
Safety-Visibility Improvements to Rte. 25 & Holland St Intersection	High	3-5 years	Town	\$80,000.00	Requires coordination with NH DOT. Eligible for TAP grant funds. Cut banking for visibility.
			Sub-Total	\$670,500	
COMMUNITY PLACE-MAKING					
Explore Potential Sites for Town Common or Green such as Taylor Property or other suitable, central village location	High	1-3 years	Town	\$-	establishing a Town Green or Common is a committee priority
Public Restroom Facilities	Medium	5-10 years	Town	\$85,000.00	Potential locations are the Taylor Property and the Skating Pond area (which could be leased)
Construct trails or paths to connect parks and greens, retail	Medium	5-10 years	Town	\$40,000.00	Trail or path easements are required that offer private land owners limited liability protection per statutes
Negotiate Shared Parking Use at UMC parking lot	High	1-3 years	Town & Church	\$-	winter maintenance and striping quid pro quo?
Negotiate Annual/Renewable Lease/public easement for use of skating pond and surrounding land	High	3-5 years	Town & land owner	\$10,000.00	annual?
Establish Town Green or Town Common	High	3-5 years	Town	unknown	to be established once a location has been selected
Improve Sutherland Park & potential Green area with amenities	High	1-3 years	Town	\$50,000.00	amenities are picnic tables, BBQs (where appropriate) and trailhead kioks. (see gazebos & restrooms above)
Improve slope behind Town Hall for potential sledding hill	High	1-3 years	Town	\$20,000.00	
Prepare maintenance plan & implement to improve views to Berry Pond & Mountains	High	1-3 years	Town	\$3,000.00	May require coordination with NH DOT for views along NH Rte. 25
Gazebos or bandstands	Low	10+ years	Town or Friends	\$15,000.00	
			Sub-Total	\$223,000.00	
ECONOMIC DEVELOPMENT					
Add Roadway connections to the Master Plan as per the village vision concept plan	Medium	3-5 years	Town	\$-	Advocate for layout and construction driven by development. Town could employ highway planning corridor statute, RSA 230-A.
Identify areas for future development, expanding village and add to master plan	High	1-3 years	Town	\$-	Adocate for development utilizing incentive zoning and regulations (see below)
Create Materials, disseminate and Explore Additional Marketing Strategies	High	1-3 years	Town	\$7,000.00	Village Advocacy Group could do this
Seek volunteers for Village Advocacy Group	Medium	3-5 years	Town	\$-	Promote re-creation of Chamber of Commerce or Business Alliance
Formulate guidelines for village development; infill, new develop, reuse of existing and housing	High	1-3 years	Town	\$500.00	to be done in conjunction with both master plan and any zoning/regulation changes
			Sub-Total	\$7,500.00	
UTILITIES & INFRASTRUCTURE					
Explore Community Water feasibility	Medium	3-5 years	Town	\$15,000.00	Regulations and master plan; use incentives in both mixed use overlay district ordinance and village plan alternative subdivision regs
Support use of shared septsics and state of the art compact individual systems	High	1-3 years	Town	\$-	build into development regulations using incentive zoning
Underground placement of cross-highway aerial utility lines	Medium	5-30 years	Town	\$500,000.00	rough estimate
Phased approach to moving all overhead poles and wires underground	Low	10-30 years	Town	\$1,500,000.00	coordination and planning with NH DOT, Electric Coop, Fairpoint and Others Possible grant funding. rough estimate phase I
			Sub-Total	\$2,015,000.00	
MUNICIPAL ZONING & REGULATIONS					
Prepare Village Plan Alternative Subdivision Overlay District and regulations	High	1-3 years	Town	\$-	See Village Vision Committee Report. District would be areas adjacent to existing village area
Prepare an Infill Development Ordinance	High	1-3 years	Town	\$-	See Village Vision Committee Report
Prepare Mixed Use Overlay District for existing C zone	High	1-3 years	Town	\$-	See Village Vision Committee Report
Explore usefulness of Neighborhood Heritage Overlay District	High	1-3 years	Town	\$-	See Village Vision Committee Report. District would be existing village area
Layout roadway corridors using NH RSA 230-A	Medium	5-10 years	Town	\$-	
			Sub-Total	\$-	
			TOTAL	\$2,916,000	Notes: The TOTAL dollar figure does not represent public funding in totality; a significant portion may be private funding or grant funding.
Estimated Potential Grant Funded Amount				\$681,600.00	These amounts are conceptual estimates only. They are not to be construed as engineered costs.
Estimated Potential Private Developer Amount				\$110,000.00	The breakout of potential private and grant funds are simply potentialities based on existing grant opportunities and potential exactions
Estimated Potential Town Funded Amount				\$1,443,500.00	from developers

Appendix G – Village Area Building and Property Assessment Matrix

	A	B	C	D	E	F	G	H	I	J	K	L
1	MAP	LOT	ADDRESS	BUSINESS NAME/OWNER	EXIST. USE	FORMER USE	ARCH. STYLE	UTILIZATION	REUSE POTENTIAL	HISTORIC	Acreage	Comments
2	76	3	822 Whittier	Jennifer Coreia	Retail	SFD	antique cape	100%	X	Yes		Extensive Restoration
3	76	2	828 Whittier	Richter's Repair	Service	Vacant parcel	morton bldg	100%	None	No		
4	76	1	830 Whittier	Ossipee Mtn Electronics	Service	Restaurant	butler bldg	100%	None	No		
5	76	4	Whittier	Don-Lau Property	Vacant	Agricultural		0%		Possible		
6	65	3	648 Whittier	Dion Landscaping	Service	Vacant parcel	morton bldg	100%	None	No		
7	65	3.1	Whittier	Dion Landscaping	Vacant	Vacant parcel		0%		No		
8	65	2		Charlene Fagnoli	Vacant	Vacant parcel		0%		No		
9	65	9		Nature Conservancy	Vacant	Residential-Mill		0%	None	Yes		permanently conserved
10	65	10	7 Garland Pond Rd	Andre Cotnoir	Residential	Residential	antique cape	100%	X	Yes	3.2	
11	65	1	882 Whittier	Magic Foods Catering	Restaurant-Hall	Pub-Gasoline-restaurant	contemporary	100%	X	No		contemporary colonial
12	65	13	Garland Pond Rd	Nature Conservancy	Vacant	SFD		0%	None	Possible		
13	66	16	916 Whittier	Moultonborough School	Education	Agricultural	Institutional Brick	50%	X	No	30.36	half parcel is wooded, vacant
14	65	14	891 Whittier	Dolbier Landscaping	Service	Vacant parcel	metal Building	100%	None	No		
15	65	15	9 Moulton Drive	John Chase	Residential	SFD	cape	100%	None	Yes		1920's cape
16	66	17	903 Whittier	Imaginations	Day Care-Education	Vacant parcel	cape	100%	None	No		
17	66	18	913 Whittier	Loriann Juhasz	Resid-Home Business	SFD	new englander	100%		Yes		
18	66	19	915 Whittier	Lacey Irrigation	Vacant	Vacant parcel		0%	X	No		stormwater management ordinance issues
19	52	18	929 Whittier	Tevis Kraft	Vacant	SFD		0%	X	No		stormwater management ordinance issues
20	66	1	3 Blake Road	Sara Meredith	Residential	SFD	Bungalow	100%	X	Yes	0.68	1940's Bungalow
21	52	17	946 Whittier	Persons Farm Stand	Agricultural produce	Residential	new englander	60%	X	Yes	0.85	1900 new englander w/attached bamd
22	52	19	937 Whittier	James Randall	Residential	SFD	cape cod	10%	X	No		
23	52	22	949 Whittier	Moultonborough Paint Wallpaper	Mercantile retail	Medical office-SFD-church	faux cape	100%	X	No		1980 faux cape comm. Bldg
24	52	16	954 Whittier	Landwild Partners Limited Partnership	multi-tenant commercial	SFD	faux barn	100%		No		purpose built faux barn
25	52	23	951 Whittier	Town of Moultonborough	historic town structure-museum	Town Offices	antique meetingt hall-school	15%	X	Yes		reuse as function space. Issues with lack of facilities
26	52	24	953 Whittier	Historical Society	museum and headquarters	SFD-Inn-Restaurant	new englander	20%	X	Yes		current discussion on second floor residential use
27	52	25	959 Whittier	Winnepesaukee Commons Apts.	multi-family residential 8 units	Vacant parcel	contemporary split level	100%		No		
28	52	15	960 Whittier	Bank of New Hampshire	Bank	SFD	colonial	80%	None	Yes		
29	52	26	961 Whittier	Lacey Irrigation	multi-tenant commercial	SFD-Medical Office	modified cape	100%	Limited	Yes		potential second story uses appts?
30	52	27	967 Whittier	Richard Murphy	Gas-convenience-auto repair	SFD	CMU Block-metal bldg	100%	None	No		
31	52	21	Whittier	Inggrid/Linda Ratsep	Vacant	Vacant parcel		0%		No		access issues. Possible pollution from abutting lot
32	52	28	967 Whittier	Historical Society	unused Grange Hall	Grange and Inn	colonial	5%	X	Yes		no facilities on property
33	52	29	977 Whittier	Food Pantry	charitable-retail	general offices	brick faux cape	100%	X	Possible		with additions
34	52	14	970 Whittier	Taylor Property-Town owned	Vacant	SFD	new englander	0%	X	Yes		remediation issues? TOWN owned uses in discussion
35	52	13	984 Whittier	Huggins Hospital	medical offices-general offices	SFD	new englander	75%	X	Yes		32% bldg taxable
36	52	30	991 Whittier	Meredith Village Savings Bank	Bank	retail store site	faux cape	50%		No		
37	52	31	995 Whittier	US Post Office	Government	bank and PO	brick faux cape	50%		No		abuts Ratsep Land
38	52	32	1009 Whittier	Lawrence W Porter, Jr.	mixed use office and appts	SFD-Retail	modified cape	60%	X	Yes		
39	52	33	1003 Whittier	Lawrence W Porter, Jr.	unused building	mixed use retail appts.	colonial	0%	X	Yes		abuts Lamprey land and Ratsep land
40	52	12	1008 Whittier	Arties	mixed use office and appts	mixed use restaurant & SFD	ranch restaurant & new englander	100%	X	Yes		restaurant bldg not historic parking issues
41	52	11	1018 Whittier	United Methodist Church	religious	religious	new england church architecture	60%	X	yes		potential for shared or public parking
42	52	34	1011 Whittier	Olde Country Store-Holden	retail and museum	retail PO stage coach stop	colonial	100%	None	yes		national historic register
43	52	35	35 Holland	Olde Country Store-Holden	commercial parking lot	SFD		100%	Limited	No		controlled fire dept burn in 2009
44	43	1	Holland	RJLT LLC	Septage temporary storage?	Vacant parcel		20%	X	No	50	possibility of community shared septic
45	43	2	27 Holland	Josiah Bartlett	Residential	SFD	Gambrel 1928	100%		Yes	1.5	
46	43	3	Holland	TAYLOR ADELE V REV TRUST	Vacant	Vacant parcel		0%	100%	No	5.3	potential mixed use, residential subdivision or multifamily
47	43	4	97 Holland	Pasha/John Marlowe	mixed use person. Service - residential	barn	1890 NE Barn-updated	75%	Limited	Yes	8.88	
48	43	6	90 Holland	John/Joanne Harrington	SFD	Vacant parcel	cape cod	100%		No	6.5	
49	43	7	96 Holland	Keyrock Property Management	multi family-10 unit apt bldg	SFD-Agriculture	Colonial w/add-on wings	100%	Limited	Yes	3.24	
50	43	8	68 Holland	Eric/Jean Pearson	SFD	Vacant parcel	cape cod log construction	100%		No	12.7	
51	43	9	60 Holland	Kathleen Seder	SFD	Vacant parcel	colonial log construction	100%		No	2.32	
52	43	10	52 Holland	Norman/Constance Coates	SFD	Vacant parcel	modern cape	100%		No	1.66	
53	43	11	Holland	Linda/Angelika Ratsep	Vacant	Vacant parcel		0%	X	No	4.2	frontage on Berry Pond
54	43	12	22 Holland	Peter/Julie Velie	SFD	Vacant parcel	1945 Cape Cod	100%		Yes	4.7	
55	43	13	18 Holland	Peter Velie	SFD	Vacant parcel	1965 Ranch	100%		No	2.7	
56	43	14	32 Berry Pond Way	Lawrence/Charlene Tingley	SFD	Vacant parcel	Seasonal Camp	100%		No	0.8	
57	43	15	34 Berry Pond Way	RNEY M/YUNGK P/TINGLEY CHARLE	SFD	Vacant parcel	Seasonal Camp	100%		No	0.8	
58	43	16	14 Holland	Ronald Burton	SFD	Vacant parcel	New Englander	75%	X	Yes	5.3	
59	52	1	4-10 Holland	Town of Moultonborough	Government	camp, library, vacant	modern New England	90%		Yes	18.9	original Library structure, Fire Dept, Rec Bldg.
60	52	10	1020 Whittier	Doreen Gage	SFD	Vacant parcel	cottage style	100%		Yes	0.2	
61	52	9	1026 Whittier	EMERSON DENLEY W 1985 TRUST	religious	School, Police Barracks, Retail	Institutional wood frame/clapboard	75%	X	Yes	7.9	Fire pond on parcel
62	52	8	6 Old Route 109	Joannie Cummings	SFD	Vacant parcel	1926 Bungalow	75%	X	Yes	2.1	currently rental property
63	52	2	5 Old Route 109	Moultonborough Comer LLC	vacant restaurant	inn, pub, apartments	colonial	0%	X	Yes	0.4	parking offsite by easement
64	52	3	17 Old Route 109	Pauline Morrill	SFD	Vacant parcel	New Englander	75%		yes	2.6	encumbered by parking easement for adjacent comm. Use
65	52	4	27 Old Route 109	Austin/Pauline Morrill	SFD	Vacant parcel	ranch	100%		yes	1	rental property?
66	52	7	26 Old Route 109	Cheryl May	SFD	Vacant parcel	cape cod	100%		Yes	0.8	
67	52	5	35 Old Route 109	BURKHARDT CW & MCLAUGHLIN KM	SFD	Vacant parcel	1960 Bungalow	100%		Yes	0.6	

	A	B	C	D	E	F	G	H	I	J	K	L
68	52	6	40 Old Route 109	Jeffrey Nelson	SFD	Vacant parcel	contemporary	100%		No	1.9	rental property?
69	51	1	R F S LOVERING L	REED DAVID THOMAS & LORETTA	SFD	Vacant parcel	1960 cottage	50%	X	Yes	1.8	
70	51	8	2 Nelson	DAGON B/DAGON R/BREEN M/COLBY	SFD	Vacant parcel	contemporary cape cod	100%		No	2.2	
71	51	9	69 Old Route 109	Kenneth/Catherine Nilson	SFD	Vacant parcel	new englander	100%		Yes	1.5	
72	51	34	44 Old Route 109	Jeffrey Nelson	SFD	Vacant parcel	1950 cape cod	100%		Yes	4.2	
73	66	7	25 Blake	School District	Education	Vacant parcel	brick institutional	40%		No	164.2	
74	66	2	Blake	School District	vacant	Vacant parcel		15%	X	No	1.3	Academy access drive encumbers lot
75	66	3	Blake	School District	vacant	Vacant parcel		35%	X	No	1.3	Academy access drive encumbers lot
76	66	4	Blake	School District	vacant	Vacant parcel		10%	X	No	1.4	Academy access drive encumbers lot
77	66	5	33 Blake	HOMPSON DAVID W/NANCY L/BRIAN	SFD	Vacant parcel	Raised ranch	100%		No	3	
78	66	6	41/43 Blake	Blair Thompson	two SFDs	Vacant parcel	Raised ranch & ranch	100%		No	4.1	legal two dwellings on lot
79	66	14	34 Blake	Guy/Avis Constantine	SFD	Vacant parcel	ranch	100%		No	3.7	
80	66	15	32 Blake	HAMBERLAIN STANLEY R LIFE ESTAT	SFD	Vacant parcel	1955 cape cod	100%		Yes	1.2	
81	43	19	1040 Whittier	Double M Properties LLC	Motel	???	contemporary 1960's	100%		No	0.7	owner recently passed away-status unknown
82	43	18	Whittier	Double M Properties LLC	vacant	Vacant parcel		0%	X	No	0.5	abuts motel
83	43	17	1060 Whittier	BERTHELETTE ROBERT J & SUZAN F	personal service-storage	Vacant parcel	contemporary commercial	100%		No	4.3	
84	44	1	1091 Whittier	George Courtney 2009 Trust	SFD	Vacant parcel	Bungalow	70%	X	Yes	8.9	frontage on Berry Pond
85	44	33	1070 Whittier	Nica-Lee Realty Trust	multi-tenant commercial	Vacant parcel	contemporary commercial	100%		No	1.4	
86	44	32	1088 Whittier	Christopher/Christina Savage	vacant commercial-under construction	mixed use	ranch & commercial garage	100%		No	2.2	approved for mixed use
87	44	31	Whittier	LINCOLN FAMILY REV TRUST 2003	vacant with commercial parking	Vacant parcel	commercial parking	15%		No	1.8	parking offsite by easement
88	44	25	1094 Whittier	LINCOLN FAMILY REV TRUST 2003	Restaurant	Vacant parcel	faux log construction	100%		No	1.975	lot has recently been unmerged with back lot
89	44	26	20 Lincoln	Linda Belisle	SFD	Vacant parcel	ranch	100%		No	1	
90	44	27	18 GWH	CHOCORUA PYTHIAN ASSOCIATION	service club	Vacant parcel	ranch	0%	X	No	1.4	unused and/or abandoned
91	44	28	Whittier	ACLD Realty Trust	vacant	Vacant parcel		0%	X	No	2.6	
92	44	29	1120 Whittier	Timothy Morrilon	personal service-tree service	Vacant parcel	metal Building	100%		No	1.6	
93	44	30	1110 Whittier	Verne/Elaine Richardson	Auto service/repair	Vacant parcel	metal Building	100%		No	2	
94	44	18	Lincoln	LINCOLN FAMILY REV TRUST 2003	vacant	Vacant parcel		0%	X	No	1.2	
95	44	20	Lincoln	Audry Silva	vacant	Vacant parcel		0%	X	No	1.5	
96	44	21	Lincoln	LINCOLN FAMILY REV TRUST 2003	vacant	Vacant parcel		0%	X	No	1.5	
97	44	22	Lincoln	Daphne Lincoln	vacant	Vacant parcel		0%	X	No	1.5	
98	23	1	205 Skyline	IRSCHFIELD ROBERT J LIVING TRUS	SFD	Vacant parcel	raised ranch	100%		No	17	large extent of wetland area fronting Whittier Highway